Education Build and Land Contributions

Appendix 1a

Site Name	Ebbsfleet Central
Reference No.	EDC 220168
District	EDC

	Houses	Flats	Total
Unit Numbers	**306**	**1766**	**2072**

Secondary Education

	Per house	Per flat
Secondary pupil generation rate	***0.20***	***0.05***

New Secondary Pupils generated from this development **150**

New Secondary School build contribution

	per Pupil	per House	per Flat
New Build Rate	***£27,935.95***	***£5,587.19***	***£1,396.80***

Contribution requested towards New Secondary School Build **£4,176,428.94**

New Secondary School site contribution

Residential Land Price per acre for EDC *£917,458*

	Pupils	Hectares	Acres
6FE Secondary School	***900***	***8.00***	*19.768*

	per Pupil	per House	per Flat
Land Rate	*£20,151.46*	*£4,030.29*	*£1,007.57*

Total = Secondary School Site area x Residential Land Value x (Number of pupils generated by development/Number of pupils in New Secondary School) = 19.768 x 917458 x (149.5 / 900)

Contribution requested towards New Secondary School Site **£3,012,642.56**

Total Secondary Education Build and Land contribution **£7,189,071.50**

Education Build and Land Contributions

Appendix 1a

Site Name	Ebbsfleet Central
Reference No.	EDC 220168
District	EDC

	Houses	Flats	Total
Unit Numbers	**306**	**1766**	**2072**

Special Education Needs

	Per house	Per flat
SEN pupil generation rate	***0.0110***	***0.0027***

New SEN Pupils generated from this development **8**

New Special Educational Needs build contribution

	per Pupil	per House	per Flat
New Build/Expansion Rate	***£50,893.35***	***£559.83***	***£139.96***

Contribution requested towards New SEN School Build **£418,477.34**

New Special Educational Needs site contribution

Residential Land Price per acre for EDC *£917,458*

	Pupils	Hectares	Acres
Special Educational Needs School	***140***	***2.05***	*5.06555*

	per Pupil	per House	per Flat
Land Rate	*£33,195.92*	*£365.16*	*£89.63*

Total = Special Educational Needs Site area x Residential Land Value x (Number of pupils generated by development/Number of pupils in New SEN School) = 5.06555 x 917458 x (8.1342 / 140)

Contribution requested towards New SEN School Site **£270,022.29**

Total SEN Build and Land contribution **£688,499.63**

Notes

Costs above will vary dependant upon land price at the date of transfer of the school site to KCC

Totals above will vary if development mix changes and land prices change